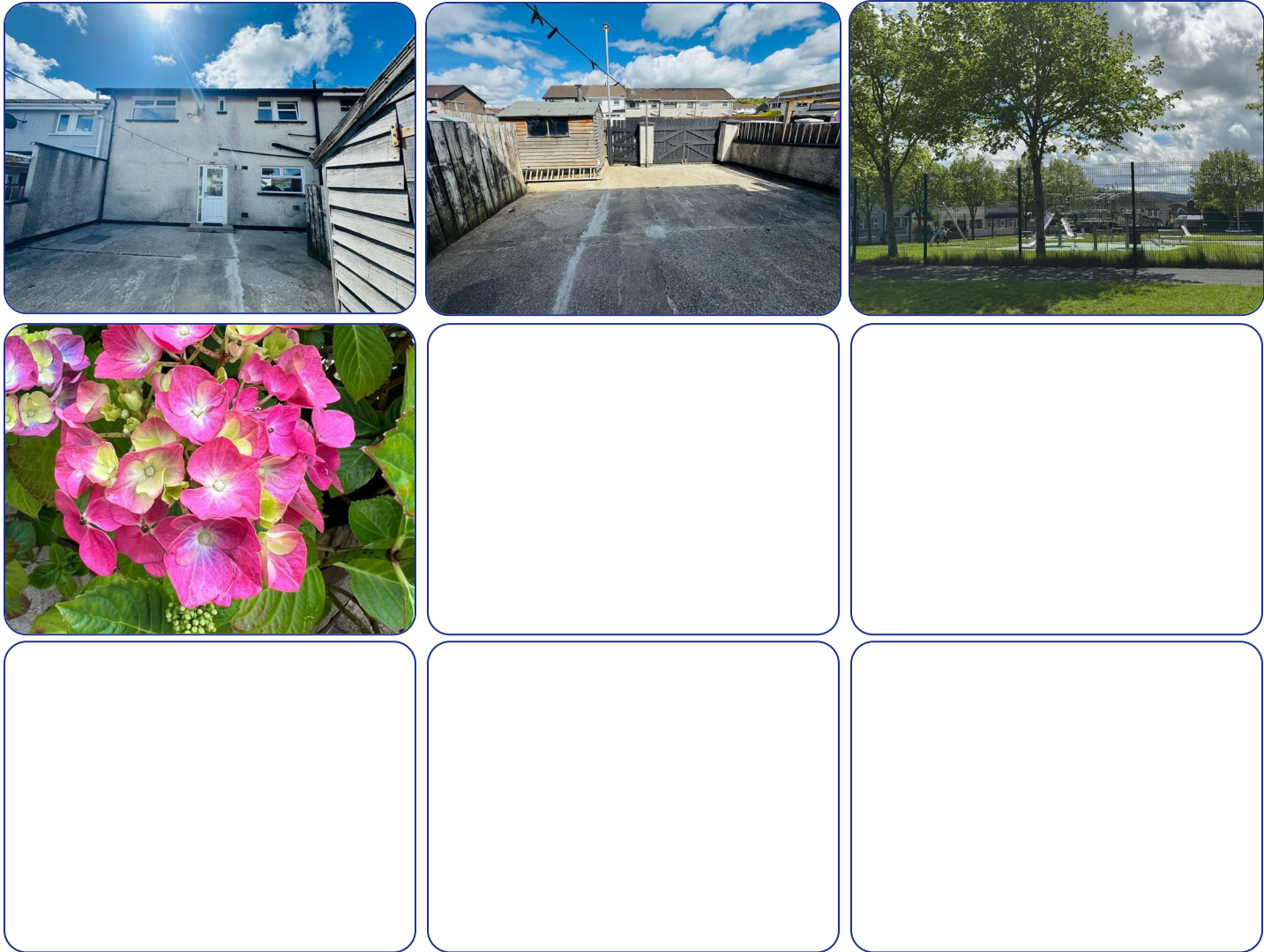


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Daniel Henry (Waterside)**
34 Spencer Road, Londonderry BT47 6AA
Tel. 02871347539
waterside@danielhenry.co.uk
www.danielhenry.co.uk

Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

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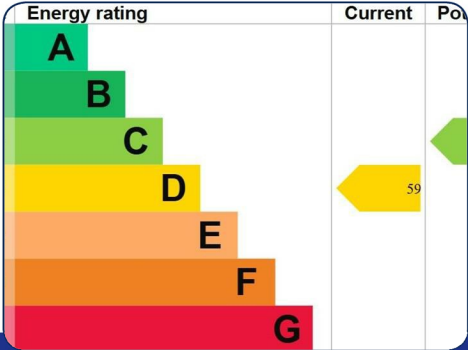
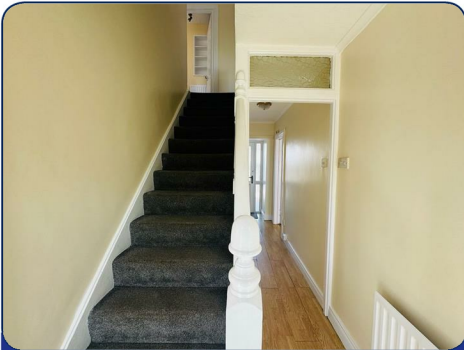
£135,000

FOR SALE

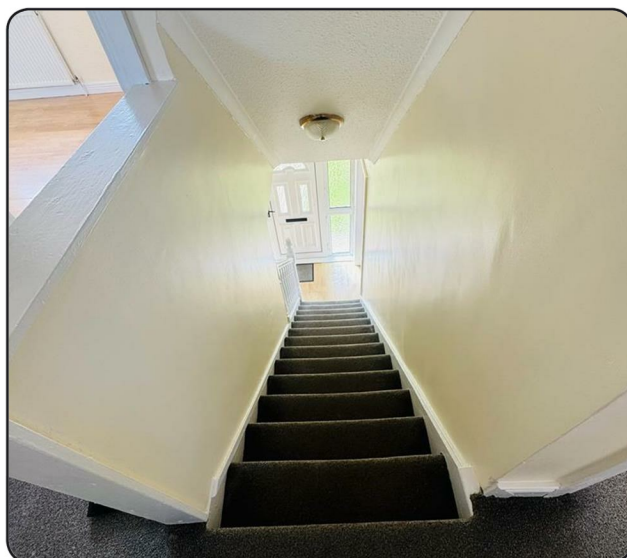


61 Primity Crescent, L'derry, BT47 2QZ

- MID TERRACE HOUSE
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT AND BACK DOORS
- OIL FIRED CENTRAL HEATING
- LAWN TO FRONT
- YARD TO REAR
- CARPETS INCLUDED IN SALE
- EARLY OCCUPANCY
- EPC RATING-



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ACCOMMODATION

HALLWAY

Having laminated wooden floor, cloaks cupboard, cornicing.

LOUNGE

17'11 x 10 (5.46m x 3.05m)

Having ornamental fireplace, laminated wooden floor, cornicing.

KITCHEN

9'10 x 9'6 (3.00m x 2.90m)

Having eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer taps, plumbed for a dishwasher and washing machine, space for cooker, cornicing. Archway to Dining Area.

DINING AREA

8'10 x 8'1 (2.69m x 2.46m)

Laminated wooden floor, cornicing

FIRST FLOOR

LANDING

BEDROOM 1

11'9 x 8'11 (3.58m x 2.72m)

Having laminated wooden floor, recessed lighting, built in wardrobe, cornicing

BEDROOM 2

13'1 x 8'8 (3.99m x 2.64m)

Built in wardrobe with sliding doors, laminated wooden floor, cornicing

BEDROOM 3

9'9 x 6'9 (2.97m x 2.06m)

Having built in wardrobe and cornicing

BATHROOM

Comprising bath with telephone hand shower attachment to taps, WHB, 1/2 height wood panelled walls, cornicing

SEPERATE WC

EXTERIOR FEATURES

Neat lawn to front bordered by fence and gate.

Yard to rear with vehciular access.

Shed.

ESTIMATED ANNUAL RATES

£672.00 (MAY 2026)

